

TAX INCREMENT FINANCING APPLICATION

Please return the completed application and supporting documentation to:

The Industrial Development Board for the City of Chattanooga
100 East 11th Street, Suite 200
Chattanooga, Tennessee 37402
(423) 643-8250

TIF Application Lead-In Statement and Justification

The Industrial Development Board of the City of Chattanooga views its core mission as the promotion of economic development and growth in the City of Chattanooga, and in particular commercial and industrial projects that involve a significant capital investment and the generation of new jobs with wages in excess of the annual average wage in the City. The TIF Program is designed for economic development projects that provide improvements to public infrastructure in blighted and under-utilized areas of the City of Chattanooga and in other properties designated by Hamilton County Commission and City Council.

Please address the following factors as they related to your Project:

Economic Development

Will the proposed Project involve significant capital investment and the generation of new jobs with wages in excess of the City of Chattanooga annual average wage?

Yes X No _____ (If yes, please specify in detail, using additional sheets if necessary)

Yes, the proposed Project will invest \$59 million and create 150 jobs with wages ranging from \$13-\$31 per hour for most of the jobs. This infusion of economic activity is important to the entire Chattanooga region and will provide direct and vital stimulus to a neighborhood marked by high unemployment rates. While the census tract that houses this investment has seen nearly a double digit decline in unemployment, the numbers are still significantly higher than the City-wide average. The economic development project will serve not only as the economic catalyst for this area, but also the fiscal stimulus needed to fund additional infrastructure investments on the remaining acreage of the site.

Blight Removal

Will the proposed Project remove blight?

Yes X No _____ (If yes, please specify in detail, using additional sheets if necessary)

The former Harriet Tubman Home property was once home to approximately 440 units of public housing. Originally constructed in 1952, the property had considerable deferred maintenance. It was estimated that the Housing Authority would need an additional \$25 million to remedy the backlog of upgrades needed to bring the facility up to a minimum standard. At the time when the Housing Authority began notifying residents of the closure, 80 units were already boarded and closed because they had been deemed too substandard for occupation.

In 2012, the Housing Authority began notifying residents of the plan to close the site. Additionally, the housing authority stated publicly that they did not have the \$3 million needed to demolish the site. The plan was to relocate residents, board up the facility, and sell it on the private market. After nearly a year, the property remained boarded. The City and the Housing Authority entered into negotiations that ultimately led to the City's purchase of the property in 2013. The City commenced demolishing blighted units began actively marketing the property.

While progress has been made with the location of Nippon Paint Automotive Americas to the area, there remains a considerable amount of blighted, abandoned, and vacant land on the site. The remaining 15 acres on the front of the site remain blighted and fenced from the remainder of the neighborhood out of an abundance of caution. With Nippon Paint's recent announcement, the area is primed for additional development of the surrounding 20-acres to include housing, landscaping, an improved walkable street grid, and removal of chain link fencing. The proposed redevelopment of the project site will spur needed growth in an area plagued by high vacancy rate, low rates of home ownership, and high rates of unemployment and will bring these remaining blighted acres back into productive use.

Pursuit of Community Plan or Policy

Will the proposed Project further the pursuit of an existing community plan or policy?

Yes X No (If yes, please specify in detail, using additional sheets if necessary)

The City of Chattanooga has made considerable investments to update a variety of neighborhood plans across the City. The latest of these is the "Area 3" plan, subsequently renamed the "Historic River to Ridge Plan." This planning effort has engaged hundreds of residents to re-examine how the neighborhoods should grow and any land use or infrastructure changes that are necessary to accommodate that preferred future. The redevelopment of this property as proposed in this application aligns with the emerging recommendations from this planning process. Manufacturing in the back of the site will provide economic opportunity and a community development on the front will provide an appropriate transition to match the character of the rest of the neighborhood. Additionally, the location of a large employer near existing transit lines is consistent with emerging recommendations of the CARTA redesign efforts underway.

Environmental Remediation

Will the proposed Project address environmental remediation?

Yes No X (If yes, please specify in detail, using additional sheets if necessary)

The City of Chattanooga applied for and received a Site Development Grant to conduct Due Diligence Studies for site preparation and the recruitment of an industrial project for job creation. Site studies were conducted for Cultural Resources, Protected Species, Jurisdictional Waters, and Geotechnical Exploration, along with an updated Phase I Environmental Site Assessment with no evidence of onsite recognized environmental conditions or controlled recognized environmental conditions were identified in connection with the subject property. A Phase II Environmental Site Assessment was also completed and based on the results and in consideration of our understanding of the development objectives, additional assessment does not appear warranted.

Public Infrastructure Need

Will the proposed Project address current public infrastructure needs?

Yes X No

If yes:

Are the proposed public infrastructure improvements identified in the County's or City's current Capital Improvements Plan?

Yes No X If yes, please specify in detail, using additional sheets if necessary)

Are the proposed public infrastructure improvements identified in any County or City plans?

Yes No X (If yes, please specify in detail, using additional sheets if necessary)

If the proposed public infrastructure improvements are not in the County or City Capital Improvements Plan or any other existing City or County plan, please describe in detail the public's need for the public infrastructure and the basis for the priority or urgency for the public infrastructure, as requested by the Application.

The census tract that houses the proposed redevelopment is in need of additional public infrastructure to spur private sector development. Despite considerable public investment being made in the last five years including over \$4 million to demolish the structures on this site, the area has continued to struggle. The land surrounding the proposed project contains a number of properties that are not on the tax rolls. Additionally, the vacancy rate is 16.1% -- meaning that approximately 1 in every 6 structures is vacant. To accommodate further redevelopment on the site, additional infrastructure will be needed including but not limited to roads, sidewalks, street lighting, or green space. These improvements were also clearly articulated in the initial recommendations of the Historic River to Ridge Plan for the Roanoke edge of the development site.

 Other (please specify)

I. Applicant Information

1. Name of Applicant: City of Chattanooga

2. Business Name and Address: 101 E. 11th Street, Chattanooga, TN 37402

State of Organization: Tennessee

3. Contact Person: Charita Allen

Phone Number: 423-643-7340

Fax Number: 423-643-7817

E-Mail Address: callen@chattanooga.gov

4. Website: www.chattanooga.gov

5. Type of Business Entity: Sole Proprietorship Limited Partnership
 For-Profit Corporation General Partnership
 Limited Liability Company Nonprofit Corporation

6. Provide the street addresses of the project site:
1801 Southern ST, 1935 Southern ST, Sholar AV, 1812 Sholar AV Southern ST - Payers Addition, Southern ST - Payers Addition, Southern ST - Payers Addition, 1618 Southern ST, 1700 Southern ST, 1702 Southern ST, Southern ST - Payers Addition, 1706 Southern ST, 1708 Southern Street, Southern Street - Payers Addition, 1712 Southern ST, Southern ST - Payers Addition, 1800 Southern ST, 1806 Southern ST, 1808 Southern ST, 1810 Southern ST, N. Orchard Knob, 1809 N. Orchard Knob, 1807 N. Orchard Knob

7. Provide a legal description of the project site and a description of the leased premises, if applicable.
See attached.

8. Currently, does the Applicant own or lease the property? (Check one)

Own

Lease

Neither

9. At project completion, who will occupy (operate business on) the site?

The Nippon project will occupy approximately 29 acres within the EIP. The City plans to redevelop an additional 20 acres, in concert with gathering additional community input. Following the adoption of the tax increment financing mechanism, the City will engage with the neighborhood to develop a more robust framework site plan. The foundation of this site plan will be the recommendations of the Historic River to Ridge Plan. Following this process, the City will issue a competitive Request for Proposals (RFP) for a master developer to determine programming of the parcels, uses, place types, and required infrastructure for the 20 acres for redevelopment. The City will include community participation in the reviewing of the RFP and will take neighborhood feedback into consideration. Once a proposal is selected, the City will begin negotiations to select a preferred private partner.

10. Evidence of Site Control:

- A. If the Applicant owns the project site, attach a copy of the Applicant's deed. See attached. Also indicate:

Mortgage Holder(s): N/A

Total annual mortgage payment (principal & interest) \$ _____

Total outstanding balance of existing mortgage(s): \$ _____

Name, address, and phone numbers of other persons or entities having an ownership interest in the property to be developed, if applicable:

N/A

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- B. If the Applicant has a contract or option to purchase the project site, attach a copy of the agreement or option contract. N/A Also indicate:

Date contract was signed: _____/_____/_____

Closing/expiration date: _____/_____/_____

- C. If the Applicant currently leases or will lease the project site, attach a copy of the lease or lease option contract. N/A Also indicate:

Legal name of Owner as noted on the deed(s): _____

Name of person who signed lease for Tenant (lessee): _____

Landlord/Owner's name, address and phone no.: _____

II. Project Description

11. Indicate the total amount of TIF assistance requested (in current dollars), to be paid from TIF Revenues: Approximately \$6,500,000

Also provide a breakdown of the capital costs and the financing costs to be paid by TIF Revenues. The City will issue a competitive Request for Proposals (RFP) for a master developer to determine programming of the parcels, uses, place types, and required infrastructure for the roughly 20 acres available for redevelopment. The selected master developer will be required to submit, to the IDB, projects and requested funding in accordance with the documented project requirements within this application. TIF revenues will be held at the IDB until the master developer has created a plan for use of the fund and presented those plans and projects to the IDB for approval.

12. Number of years TIF assistance is requested: 20 years
(Existing policy is that TIF transaction will have a maximum term of 15 years).
Due to the nature of the City being the primary applicant who is overseeing the establishment of this TIF agreement, the City requests a 20-year TIF term. This will maximize the investment being made in the area and provide for the greatest positive impact for the surrounding neighborhood.

13. Has any other government assistance (funds, tax incentives, or other economic benefits) been provided to the Applicant or the property? (Check one): Yes No

If yes, describe the type, source, and amount of assistance provided:

Site Acquisition, City of Chattanooga - General Fund, **\$2,600,000**
Site Demolition & Abatement, City of Chattanooga - General Fund, **\$4,832,739**
Matching Grant, Tennessee Site Development Program, **\$100,000**
Matching Funds, City of Chattanooga - General Fund, **\$100,000**
Sewer Relocation, City of Chattanooga – ISS, **\$2,000,000**
Site Acquisition, Southern Properties – HUD, CDBG, **\$200,000**

14. Provide a list of all properties comprising the plan area by (CLT), along with the most recent tax bill for each parcel. Copies of tax bills can be obtained from the City of Chattanooga, Office of the Treasurer, 101 East 11th Street, Suite 100, Chattanooga, Tennessee 37402, phone (423) 643- 7262; and Hamilton County Assessor's Office, 6135 Heritage Park Drive, Chattanooga, Tennessee 37416, phone (423) 209-7300.

CLT # (Parcel	Assessed Value
	Taxes Identification Number)

See Attached.

15. Project Narrative: Write a brief description of the project. Be as specific as possible about timing, scope of work, type of construction and financing. Attach additional sheets if necessary. Provide interior and exterior photographs.
The goal of the Economic Impact Plan and infrastructure investment would be to bring additional properties in the area onto the tax rolls, to stabilize the market in the neighborhood and, to enhance the overall livability for residents in Avondale and East Chattanooga by building off of Nippon's development. When the City acquired the former Harriet Tubman

site, the Regional Planning Agency (RPA) created a variety of site concepts. Site Concept C most closely mirrors the proposed plan for the remaining approximately 20 acres of the site and additional development on Southern Street. While some details, including density of housing and types of commercial uses remain to be determined, the drawing attached provides a visual guide of a potential reuse of the front of the Tubman property.

16. Land Area of Project Area (in square feet or acres): Approximately 29 acres

Zoning Classification of Project Area (by parcel): See attached

Land Area of Plan Area (in square feet or acres): Approximately 49 acres

Zoning Classification of Plan Area (by parcel): See attached

17. Use of Funds (Entire Project): Amount Percent

The goal is to use the funds for infrastructure and community enhancing upgrades which are necessary to recruit outside investment, employers, service providers, workforce housing, and other housing options to the neighborhood. No funds will be deployed until each project is reviewed and approved by the IDB pursuant to the terms specified in the economic impact plan and consistent with IDB policies and procedures.

Land Acquisition	\$ 0	%
Site Development	\$	%
Public Improvements	\$	%
Building Costs (Hard)	\$	%
Soft Costs	\$	%

TOTAL: \$ 100%

<u>Sources of Funds:</u>	<u>Amount</u>	<u>Percent</u>
Owner's Equity	\$	%
Construction Loan	\$	%
Mezzanine	\$	%
Seller Financing	\$	%
Tax Increment	\$	%
Other	\$	%

TOTAL: \$ 100%

Total Estimated Project Cost: \$

18. When will construction start (Month/Year)? /

19. When will construction be completed (Month/Year)? /

20. Please list what public improvement(s) are eligible for tax increment financing and estimated cost:

In support of the project and redevelopment of surrounding parcels, most of the below public improvements will be eligible for limited tax increment financing available. Investments that will help to spur additional private sector growth will be prioritized. These improvements include but are not limited to improving the street grid, sidewalks, and landscaping. The City will issue a competitive Request for Proposals (RFP) for a master developer to determine programming of the parcels, uses, place types, and required infrastructure for the 20 acres available for redevelopment. The selected master developer will be required to submit, to the IDB, projects and requested funding in accordance with the documented project requirements within this application. TIF revenues will be held at the IDB until the master developer has created a plan for use of the funds and presented those plans and projects to the IDB for approval.

<u>Category A</u>	<u>Quantity</u>	<u>Estimated Cost</u>
Site Work / Grading:	_____	\$ _____
Storm Sewers:	_____	\$ _____
Pipes	_____	\$ _____
Structures:	_____	\$ _____
Stormwater Facilities:	_____	\$ _____
Flood Control:	_____	\$ _____
Retaining Walls/Tunnels:	_____	\$ _____
Sanitary Sewer Lines:	_____	\$ _____
Pipes:	_____	\$ _____
Structures:	_____	\$ _____
Paving / Driveways:	_____	\$ _____
Street, Curbs, Gutters:	_____	\$ _____
Ramps/Roads/Bridges:	_____	\$ _____
Off-Street Parking Structures:	_____	\$ _____
Sidewalks:	_____	\$ _____
Landscaping / Fencing:	_____	\$ _____
Artificial Lighting:	_____	\$ _____
Greenways/Walking Trails:	_____	\$ _____
Mass /Public Transit Facilities:	_____	\$ _____
Traffic Signals:	_____	\$ _____
Signage:	_____	\$ _____

TOTAL CATEGORY A \$ _____

<u>Category B</u>	<u>Quantity</u>	<u>Estimated Cost</u>
Electrical Services:	_____	\$ _____
Utility Infrastructure:	_____	\$ _____
Utility Under-grounding:	_____	\$ _____
Telecom Services:	_____	\$ _____
Utility Relocation:	_____	\$ _____
Other Items:	_____	\$ _____

TOTAL CATEGORY B \$ _____

Other public improvements (provide a description and breakdown of costs in sufficient detail for an engineering review of cost estimates): _____

21. Development Team

Please list the business name, contact person, address, work and fax phone numbers, and email address for the following members of the Development Team:

Development team(s) will vary based on master developer of the 20 acres surrounding the project. As site programming unfolds, eligible projects will be required to complete components of this application in order for TIF financing to be extended. The selected master developer will be required to submit, to the IDB, projects and requested funding in accordance with the documented project requirements within this application. TIF revenues will be held at the IDB until the master developer has created a plan for use of the funds and presented those plans and projects to the IDB for approval.

Contractor: _____

Architect/Engineers: _____

Accountant: _____

Project Manager: _____

Construction Manager: _____

Development Consultant: _____

III. Supplemental Information

Note to Applicant – All Exhibits from the checklist must be complete before IDB staff will submit your request for tax increment financing for initial consideration by the Hamilton County Commission and/or Chattanooga City Council.

22. Submit the following as Exhibits to the Application that will include the information set forth in the following checklist:

Exhibit A – Tax Increment Application

Affidavit Exhibit B – History of the

Development Entity

Exhibit C – Site Plan and Rendering (identify public improvements eligible for TIF)

Exhibit D – List and Breakdown of Sources and Uses of Funds to undertake project

Checklist

Exhibit A – Tax Increment Application Affidavit (*submitted for preliminary qualification*):

- Applicant will pay IDB Application Fee of _____.
- Applicant will list and specify all Eligible TIF Costs in detail
- Applicant will acknowledge the maximum tax incentive available for the Project (See Sections 4.1 through 4.3 for guidance)
- Applicant and/or the lead financing entity will sign an affidavit that the project would not be financially feasible, if it were not for the Tax Increment Financing.

Exhibit B – Declaration of Development Team and Disclosure of Principals and Entity, including:

- History of the Development Entity
- Resumes of all principals and key individuals
- Organizational structure of the development entity

Exhibit C – Description and Narrative of the Development Project, including:

- Copies of Project Contracts and/or Memoranda of Understanding
- Detailed Performance/Construction Schedule
- Site Plan and Rendering w/qualifying public improvements identified
- Copies of Deeds, Leases, and Option Contracts
- FIRMette from FEMA issued Flood Insurance Rate Maps (FIRMs) www.msc.fema.gov
- Photographs of Property
- Tax Bills
- Survey
- Maps of the Plan Area and the Project Area

Exhibit D – Project Funding and Financial Information, including:

- List and breakdown of Sources and Uses of Funds to undertake Project
- Detailed projections of TIF Revenues by parcel for the term of the requested TIF and narrative describing the basis and assumptions for the projections
- Pro-forma financial statement for five (5) years (if multiple entities are involved, the pro forma statements should be prepared on an entity basis and on a consolidated basis)
- Current financial statements (2 yrs.); P & L (2 yrs.); and Balance Sheet (2 yrs.)
(if newly formed, a copy of a balance sheet as of the most recent month-end)
- Current banking relationships
- Evidence of bonding capacity or letter of credit

VII. Signature

I, the undersigned, affirm that the project descriptions, numerical and financial estimates, and all other information I have provided in this Application are true and complete to the best of my knowledge. I have read and understood the requirements described in this Application, including the Tax Incentive Financing Program of The Industrial Development Board of the City of Chattanooga. Furthermore, I certify that I am authorized to initiate the TIF application process on behalf of the Applicant and the Project described.

The undersigned, furthermore, agrees to provide such additional information and documentation, from time to time, as the Board may consider necessary or convenient to determine the advisability of

providing tax increment financing to the Applicant.

The undersigned agrees to pay or reimburse the Board for all costs, fees and expenses, including attorneys' fees, incurred by the Board in considering, evaluating, and enforcing the provisions of the Application and the Policies and Procedures of the Tax Increment Financing Program. In certain instances the Board may require that principals of the Applicant guarantee the payment of the above costs and supply the Board with financial statements of such principals.

Signed: Charles D. Allen Date: 10/2, 20 19

Title: Deputy Administrator, Economic Development

Legal Disclaimer

COMPLETION OF THIS APPLICATION DOES NOT ENTITLE THE APPLICANT TO FINANCIAL ASSISTANCE. ANY SUCH ASSISTANCE MUST BE APPROVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE OR THE HAMILTON COUNTY COMMISSION

AFFIDAVIT
TO
TIF APPLICATION

I, Charita Allen, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, managing member, general partner or sole proprietor of The City of Chattanooga ("Applicant"), a company duly organized in the State of Tennessee as a (Corporation/LLC/Sole Proprietorship/General Partnership/Limited Partnership). Applicant submits this Application requesting tax increment financing for the project located at ("Site"). The Applicant represents that this Application and all information furnished in support of the Application for the purpose of obtaining financial assistance under The Industrial Development Board of the City of Chattanooga Tax Increment Financing Program ("TIF Program") are true and complete to the best of Applicant's knowledge and belief.

2. Applicant hereby acknowledges and declares that it will comply with the following submittal requirements for tax increment financing assistance from The Industrial Development Board of the City of Chattanooga (the "IDB"):

- (i) Applicant will list and specify all costs of qualified improvements to Public Infrastructure for tax increment financing;
- (ii) Applicant will acknowledge the maximum tax increment reimbursement available for the Project;
- (iii) Applicant will pay a tax increment financing application fee of \$ to the IDB at the time of application;
- (iv) Applicant will be required to pay the IDB an administration fee equal to , which will be deducted annually out of the TIF Revenues.

5. Applicant acknowledges and declares that no other reasonable means of financing the public improvements proposed to be financed with tax increment financing are available, because of one or more of the following reason(s) as checked by Applicant:

 ✓ (i) The Project, including the public improvements, if financed by Applicant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Applicant; or

 ✓ (ii) Applicant would not undertake the full set of improvements contemplated in the Application through resources reasonably available to the Applicant.

6. Applicant hereby agrees that Applicant shall at all times indemnify and hold harmless the IDB, its employees, officers, directors, counsel, and consultants against all losses, costs, damages, expenses (including reasonable attorney fees), and liabilities of any nature directly or indirectly resulting

from, arising out of or relating to the acceptance, consideration, approval, or disapproval of this Application for tax increment financing assistance.

DATED this 2 day of October, 20 19

Chart. Officer
Signature

Deputy Admin. Evaluator
Title

Signed and sworn to before me this 2nd day of October, 20 19

Shirley D. Hilt
Notary Public
My commission Expires: 12-29-2020



QUESTION 7: ATTACHMENT

Provide a legal description of the project site and a description of the leased premises, if applicable.

**SURVEYOR'S DESCRIPTION:
LOT ONE, HARRIET TUBMAN SUBDIVISION
PART TAX PARCEL 136E A 005**

Land located in the City of Chattanooga, Hamilton County, Tennessee. Being LOT ONE, Harriet Tubman Subdivision, of record in Plat Book 116, Page 121, Register's Office, Hamilton County Tennessee, (ROHC), and being a portion of the property of the City of Chattanooga, Tennessee, is described by Deed Book 10196, Page 426, ROHC, and City of Chattanooga Ordinance 13419, and being more particularly describe as follows:

BEGINNING at an iron rod at the northwest corner of aforesaid property of the City of Chattanooga, said point located at Tennessee State Plane Coordinates: N: 266,677.42, E: 2,188,885.93;

Thence South 65 degrees 48 minutes 56 seconds East, along the northern line of aforesaid property, a distance of 774.95 feet to an iron rod;
Thence South 24 degrees 11 minutes 04 seconds West, along the eastern line of aforesaid LOT ONE, a distance of 1,318.00 feet an iron rod in the northern Right-of-Way line of Southern Street;
Thence North 65 degrees 48 minutes 56 seconds West, along said Right-of-Way line, a distance of 1,137.69 feet to an iron rod at the southwest corner of aforesaid property of the City;
Thence North 39 degrees 34 minutes 21 seconds East, along the western line of aforesaid property, a distance of 1,367.01 feet to the POINT OF BEGINNING.

LOT ONE, as described herein contains 28.94 Acres, more or less.

**SURVEYOR'S DESCRIPTION:
LOT TWO, HARRIET TUBMAN SUBDIVISION
PART TAX PARCEL 136E A 005**

Land located in the City of Chattanooga, Hamilton County, Tennessee. Being LOT TWO, Harriet Tubman Subdivision, of record in Plat Book 116, Page 121, Register's Office, Hamilton County Tennessee, (ROHC), and being a portion of the property of the City of Chattanooga, Tennessee, is described by Deed Book 10196, Page 426, ROHC, and City of Chattanooga Ordinance 13419, and being more particularly describe as follows:

COMMENCE at an iron rod at the northwest corner of LOT ONE, property of the City of Chattanooga, said point located at Tennessee State Plane Coordinates: N: 266,677.42, E: 2,188,885.93;
Thence South 65 degrees 48 minutes 56 seconds East, along the northern line of aforesaid property, a distance of 774.95 feet to an iron rod, located at Tennessee State Plane Coordinates: N: 266,359.94, E: 2,189,592.86, which is the POINT OF BEGINNING for LOT TWO;

Thence South 65 degrees 48 minutes 56 seconds East, along said northern line, a distance of 214.81 feet to an iron rod;
Thence leaving said northern line, and with property lines of Hamilton County, Tennessee, Board of Education, of record in Deed Book 5117, Page 438, ROHC, the following courses and distances:

South 23 degrees 47 minutes 30 seconds West, a distance of 438.00 feet to an iron rod;
South 65 degrees 48 minutes 56 seconds East, a distance of 397.81 feet to an iron rod in the western Right-of-Way line of Roanoke Avenue;

Thence South 23 degrees 47 minutes 30 seconds West, along said Right-of-Way line, a distance of 880.03 feet to a PK Nail at the intersection of aforesaid Right-of-Way line with the northern Right-of-Way line of Southern Street;
Thence North 65 degrees 48 minutes 56 seconds West, along said northern Right-of-Way line, a distance of 621.66 feet to an iron rod;
Thence North 24 degrees 11 minutes 04 seconds East, along the western line of aforesaid LOT TWO, a distance of 1,318.00 feet to the POINT OF BEGINNING.

LOT TWO, as described herein, contains 14.67 Acres, more or less.

SOUTHERN PROPERTIES:

Lots Seventy-One (71) through Eighty-Five (85), and Lots One-Hundred-Two (102) through One-Hundred-Nine (109), Peyers Addition Amended, Plat Book 4, Page 24, 4, Page 24, ROHC, Deed Book 5760, Page 297, Tax Map Numbers 136K-A-006, 136K-A-007, 136K-A-008, 136K-A-009, 136K-A-010, 136K-A-011, 136K-A-012, 136K-A-013, 136K-A-014, 136K-A-015, 136K-A-016, 136K-A-017, 136K-A-018, and 136K-019 for Lots 71 through 85; and Tax Map Numbers 136K-C-001,

136K-C-004, 136K-C-005, 136K-C-006, 136K-C-007, 136K-C-008, and 136K-C-009 for Lots 102 through 109.

QUESTION 10: ATTACHMENT

Evidence of Site Control:

- A. If the Applicant owns the project site, attach a copy of the Applicant's deed.

See following deeds.

File Return To: MAE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
City of Chattanooga (NAME)	same (NAME)	see below
Tennessee (STATE)		
101 E. 11th Street (STREET ADDRESS OR ROUTE NUMBER)		
Chattanooga, TN 37402 (CITY) (STATE) (ZIP)		

PTA 121895

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 17th day of April, 2014, by and between CHATTANOOGA HOUSING AUTHORITY, a public body corporate and politic, organized and existing under the laws of the State of Tennessee (herein the "Grantor") and CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation, (herein the "Grantee");

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in City of Chattanooga, County of Hamilton, State of Tennessee:

Prepared By
WILLIAM DAVID JONES
ATTORNEY AT LAW
513 Georgia Avenue
CHATTANOOGA, TN 37402

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION AND PERMITTED EXCEPTIONS TO TITLE.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Party of the Grantee that as to the title and quiet possession of said real estate it will warrant and forever defend against the claims of all persons claiming the same by, through, or under, Grantor or as the result of an affirmative act of the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

CHATTANOOGA HOUSING AUTHORITY,

By: Elizabeth F. McCright
Name: Elizabeth F. McCright
Title: Executive Director

Instrument: 2014041700150
Book and Page: GI 10196 426
DEED RECORDING FEE \$15.00
DATA PROCESSING FEE \$2.00
Total Fees: \$17.00
User: KRS
Date: 4/17/2014
Time: 1:06:27 PM
Contact: Pam Hurst, Register
Hamilton County, Tennessee

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, William D. Jones, of the
state and county aforesaid, personally appeared Elizabeth F.
McCrigh with whom I am personally acquainted (or proved to me
on the basis of satisfactory evidence), and who upon oath,
acknowledged herself to be Executive Director authorized to
execute the instrument of the CHATTANOOGA HOUSING AUTHORITY, the
within named bargainor, a public corporation, and that she as
such Executive Director executed the foregoing instrument for
the purpose therein contained, by signing the name of the public
corporation by herself as Executive Director.

WITNESS my hand and seal, at office in Chattanooga,
Tennessee, this 17th day of April, 2014.

William D. Jones
Notary Public

My Commission Expires: 7-22-17



STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for
this transfer or value of the property transferred, whichever is
greater, is \$ "exempt entity", which amount is equal to or
greater than the amount which the property transferred would
command at a fair and voluntary sale.

Deborah
Affiant

Subscribed and sworn to before me on this the 17th day of
April, 2014.

William D. Jones
Notary Public

My Commission Expires: 7-22-17



Located in the City of Chattanooga of Hamilton County, Tennessee:

Being Chattanooga Housing Authority (Harriet-Tubman) Project TN37-P004-003

Being a part of Ross Amended Addition as shown by plat of record in Plat Book 6, Page 24 in the Register's Office of Hamilton County, Tennessee and that property lying adjacent to and immediately North and West of it, said tract being shown by plat of survey of Betts Engineering Company dated June, 1950, is more particularly described as follows: Beginning at the intersection of the northern line of Southern Street and the western line of Roanoke Street, said point being monument No. One on said plat; thence North 66 degrees 7 minutes 4 seconds West along the northern line of said Southern Street 276.40 feet to monument No. Two; said monument being located at the intersection of the northern line of Southern Street and the eastern line of North Orchard Knob (McNeil) Avenue; thence North 23 degrees 17 minutes 0 seconds East along the eastern line of North Orchard Knob Avenue, 25.27 feet to monument No. Three; thence North 66 degrees 20 minutes 0 seconds West along the northern line of Southern Street and its extensions, 1,485.08 feet to monument No. Four, said monument lying in the southeastern right of way line of the N.C. & St. L., W. & A. and Southern Railway properties; thence North 39 degrees 8 minutes 30 seconds East along said right of way line, 1,367.58 feet to monument No. Five; thence South 66 degrees 20 minutes 0 seconds East, 1,387.57 feet to monument No. Six, lying in the western line of Roanoke Street; thence South 23 degrees 16 minutes 26 seconds West along the western right of way line of said street 1,344.34 feet to monument No. One, the point of beginning.

Excepting any part of said tract lying within the bounds of old Harrison Pike.

Excepting that portion conveyed by the City of Chattanooga, Tennessee to the Hamilton County, Tennessee, Board of Education dated June 3, 1998, and recorded in Book 5117, Page 430, in the Register's Office of Hamilton County, Tennessee.

The source of grantor's interest is found in deeds recorded in Book 1036, Page 489, Book 1036, Page 687, Book 1036, Page 688, Book 1036, Page 689, Book 1036, Page 690, Book 1037, Page 226, Book 1037, Page 660, Book 1040, Page 65, Book 1040, Page 66, Book 1040, Page 118, Book 1041, Page 117, Book 1045, Page 123, Book 1043, Page 201 and Book 1045, Page 622, in the Register's Office of Hamilton County, Tennessee.

Subject to the rights of way of Southern Street, Roanoke Avenue, North Orchard Knob (McNeil) Avenue, Ruby Street, old Harrison Pike, Sholar Avenue, Hardy Street, and N. Hawthorne Street.

Subject to rights of way and alleys shown on plat of Amended Map of Ross Addition recorded in Plat Book 6, Page 24, in the Register's Office of Hamilton County, Tennessee.

Subject to City of Chattanooga sewer easement of record in Book 503, Page 258, in the Register's Office of Hamilton County, Tennessee.

Subject to City of Chattanooga easement for water mains, fire hydrants, and appurtenances thereto recorded in Book 4640, Page 337, in the Register's Office of Hamilton County, Tennessee.

Subject to sewer easement of record in Book I, Volume 20, Page 267, in the Register's Office of Hamilton County, Tennessee.

Subject to any matters which would be disclosed by an accurate survey or inspection of the premises.

Subject to all existing street or highway rights of way, sanitary sewer easements, storm water drainage or conveyance easements and Electric Power Board easements or facilities or other utility company easements or facilities.

Tax Map Nos. 136E A 005, 006, 007, 008, 009, 010, 011, 012 and 013.

Instrument: 2001011300111
Book and Page: GI 5760 297
Deed Recording Fee \$16.00
Data Processing Fee \$2.00
Probate Fee \$1.00 XMPT
Total Fees: \$18.00
User: KLYNN
Date: 19-JAN-2001
Time: 03:06:17 P
Contact: Pam Hurst
Hamilton County Tennessee

LT&E File # 20-428/uj

QUITCLAIM DEED

LEGAL TITLE AND ESCROW, INC.
737 Market Street, Suite 400
Chattanooga, Tennessee 37402
(423) 756-4154

Prepared by:
Robert L. Brown, Attorney
737 Market Street, Suite 400
Chattanooga, Tennessee 37402

Date: December 26, 2000

In consideration of Ten Dollars (\$10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, CHATTANOOGA HOUSING AUTHORITY, a public body and a body politic and corporate, organized and existing under the laws of the State of Tennessee, with its principal office and place of business at Chattanooga, Hamilton County, Tennessee, hereinafter called Grantor, hereby grants and conveys to CITY OF CHATTANOOGA, a Tennessee municipal corporation, hereinafter called Grantee, the following property:

All those tracts or parcels of land lying and being in the City of Chattanooga, Hamilton County, Tennessee, being more particularly described on Exhibit A attached hereto.

This conveyance is made pursuant to Chattanooga Housing Authority Resolution 00-042, dated August 21, 2000.

TOGETHER WITH all rights appurtenant to said property to Grantee forever in **FEE SIMPLE.**

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Robert L. Brown nor Legal Title and Escrow, Inc. shall have any liability for the status of title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has signed this Deed as of the date shown above.

Chattanooga Housing Authority

By: Anne Hennis
Its: Chairperson

By: Michael E. Jackson
Its: Executive Director/Secretary

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Hazel Jenkins and Michael Zucharsak with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Chairperson and Executive Director of Chattanooga Housing Authority and that they executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such officers.

WITNESS my hand this 26th of December, 2000.

Judith P. Meffert
Notary Public

Date of Expiration of Commission: 10/09/02

STATE OF TENNESSEE

COUNTY OF HAMILTON

The undersigned Grantee hereby swears or affirms that this conveyance is exempt from the Tennessee transfer tax.

City of Chattanooga,
a Tennessee municipal corporation

By: Countess Jenkins
Its: Real Property Manager

Signed and sworn to or affirmed before me this 29th day of December, 2000.

Patricia J. Dodd
Notary Public

Date of Expiration of Commission: May 7, 2002

Name and Address of Grantee	Tax Bills To:	Tax Map Parcel No.
City of Chattanooga 101 East 11th Street Chattanooga, Tennessee 37402	Same	See Attached Exhibit A
<p><i>Tom</i> Attn.: Countess Jenkins 201 City Hall Annex</p>		

EXHIBIT A

<u>Subdivision</u>	<u>Lot No.</u>	<u>Plat Book / Page</u>	<u>Map/Parcel No.</u>	<u>Prior Deed</u>
Hibbler & Crowners	1	8 / 6	136L-A-001	5014 / 712
Hibbler & Crowners	2	8 / 6	136L-A-016	5288 / 60
Hibbler & Crowners	13	8 / 6	136L-A-003	4978 / 207
Hibbler & Crowners	14	8 / 6	136L-A-002	4978 / 207
Peyers Amended Addition	71	4 / 24	136K-A-006	5100 / 825
Peyers Amended Addition	72	4 / 24	136K-A-007	4980 / 415
Peyers Amended Addition	73	4 / 24	136K-A-008	4941 / 399
Peyers Amended Addition	74	4 / 24	136K-A-009	4941 / 397
Peyers Amended Addition	75	4 / 24	136K-A-010	4941 / 401
Peyers Amended Addition	76&77	4 / 24	136K-A-011	4987 / 265
Peyers Amended Addition	78	4 / 24	136K-A-012	5318 / 309
Peyers Amended Addition	79	4 / 24	136K-A-013	4986 / 304
Peyers Amended Addition	80	4 / 24	136K-A-014	4941 / 403
Peyers Amended Addition	81	4 / 24	136K-A-015	5076 / 205
Peyers Amended Addition	82	4 / 24	136K-A-016	5076 / 205
Peyers Amended Addition	83	4 / 24	136K-A-017	5076 / 205
Peyers Amended Addition	84	4 / 24	136K-A-018	5014 / 187
Peyers Amended Addition	85	4 / 24	136K-A-019	4980 / 445
Peyers Amended Addition	102,103,104	4 / 24	136K-C-001	5014 / 283
Peyers Amended Addition	105	4 / 24	136K-C-004	5027 / 311
Peyers Amended Addition	106	4 / 24	136K-C-005	4941 / 405
Peyers Amended Addition	107	4 / 24	136K-C-006	4941 / 409
Peyers Amended Addition	108,109	4 / 24	136K-C-007 136K-C-008 136K-C-009	4941 / 407 4988 / 663 4988 / 663

RESOLUTION 00-042

**AUTHORIZING THE TRANSFER OF THE SOUTHERN STREET
REDEVELOPMENT PROJECT LAND, CONSISTING OF APPROXIMATELY
4.5 ACRES, TO THE CITY OF CHATTANOOGA**

WHEREAS, the Chattanooga Housing Authority (CHA) has acquired approximately 4.5 acres of property in the 1600-1900 blocks of Southern Street under the Southern Street Redevelopment Project funded through the Community Development Block Grant (CDBG) program of the City of Chattanooga (City), and

WHEREAS, the CDBG grant agreement provided that the CHA would revert the property to the City if said property were not developed within two years of its acquisition, and

WHEREAS, said property was acquired in 1998 and no development has occurred, or is anticipated, and

WHEREAS, the City has reallocated remaining funds for the project, and the CHA has incurred maintenance expenses of \$7,300.00 and assumed risk of liability for said property, and

WHEREAS, the CHA has an interest in insuring development of said property, which is adjacent to the Harriet Tubman Development.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners hereby authorizes the transfer of properties acquired through the Southern Street Redevelopment Project to the City for a consideration of \$7,300.00, plus all expenses of conveyance, and

BE IT FURTHER RESOLVED that such transfer be subject to review and comment by the board of commissioners over any development proposals of the City or its proposed successors, and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute the necessary documents to effectuate this Resolution, and

BE IT FURTHER RESOLVED that this Resolution be effective immediately.

Adopted August 21, 2000

<u>PARCEL #</u>	<u>LOCATION OF PROPERTY</u>	<u>TAX PARCEL #</u>	<u>DEED: DATE, BOOK, PAGE</u>	<u>PLAT</u>
Lot 71	Sholar Avenue	136K-A-006	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 72	1812 Sholar Avenue	136K-A-007	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 73	Southern St. - Payers Addition	136K-A-008	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 74	Southern Street - Payers Addition	136K-A-009	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 75	Southern Street - Payers Addition	136K-A-010	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lots 76/77	1618 Southern St	136K-A-011	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 78	1700 Southern Street	136K-A-012	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 79	1702 Southern Street	136K-A-013	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 80	Southern Street - Payers Addition	136K-A-014	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 81	1706 Southern Street	136K-A-015	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 82	1708 Southern Street	136K-A-016	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 83	Southern Street - Payers Addition	136K-A-017	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 84	1712 Southern St	136K-A-018	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 85	Southern Street - Payers Addition	136K-A-019	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lots 102, 103, 104	1800 Southern St.	136K-C-001	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 105	1806 Southern Street	136K-C-004	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 106	1808 Southern Street	136K-C-005	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Lot 107	1810 Southern Street	136K-C-006	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Part of Lots 108 & 109	N. Orchard Knob	136K-C-007	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Part of Lots 108 & 109	1809 N. Orchard Knob	136K-C-008	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24
Part of Lots 108 & 109	1807 N. Orchard Knob	138K-C-009	12-26-2000, Bk 5760, Pg 297	PB 4, Pg 24

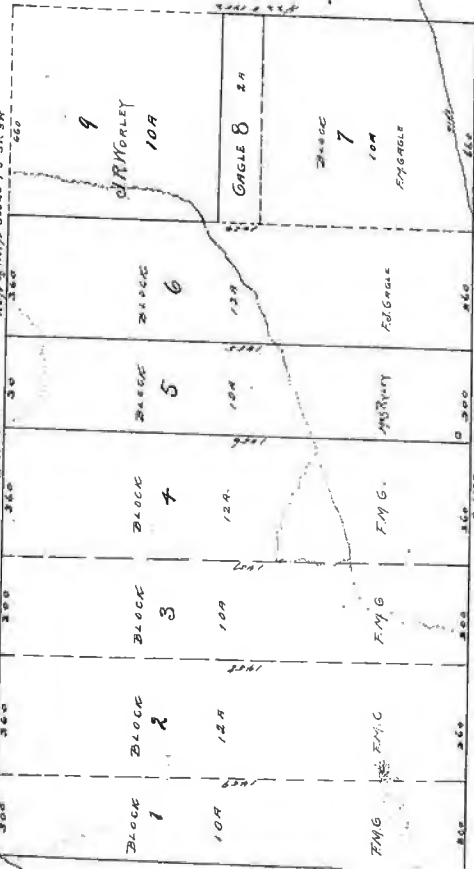
Lots Seventy-One (71) through Eighty-Five (85), and Lots One-Hundred-Two (102) through One-Hundred-Nine (109), Payers Addition Amended, Plat 104, Page 24, ROHC, Deed Book 5760, Page 297, Tax Map Numbers 136K-A-006, 136K-A-007, 136K-A-008, 136K-A-009, 136K-A-010, 136K-A-011, 136K-A-013, 136K-A-014, 136K-A-015, 136K-A-016, 136K-A-017, 136K-A-018, and 136K-A-019 for Lots 71 through 85; and Tax Map Numbers 136K-C-001, 136K-C-004, 136K-C-005, 136K-C-006, 136K-C-007, 136K-C-008, and 136K-C-009 for Lots 102 through 109.

NW 1/4 and NE 1/4 corner NW 1/4 of Section 20

Township 5 South Range 3 West part of the

My LONE CANYON - in 7th Civil Dist Hamilton Co TENN.

Days of Noise Sec 207 & SR 3W



42-5

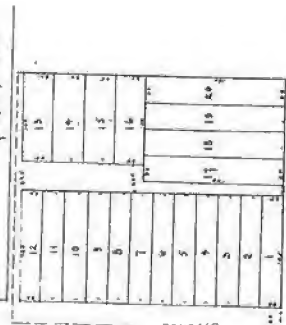
M. E. Sherrard's
2nd Subdivision

401

Phudmis (AE)

Wahington, D.C.

Wahington, D.C.



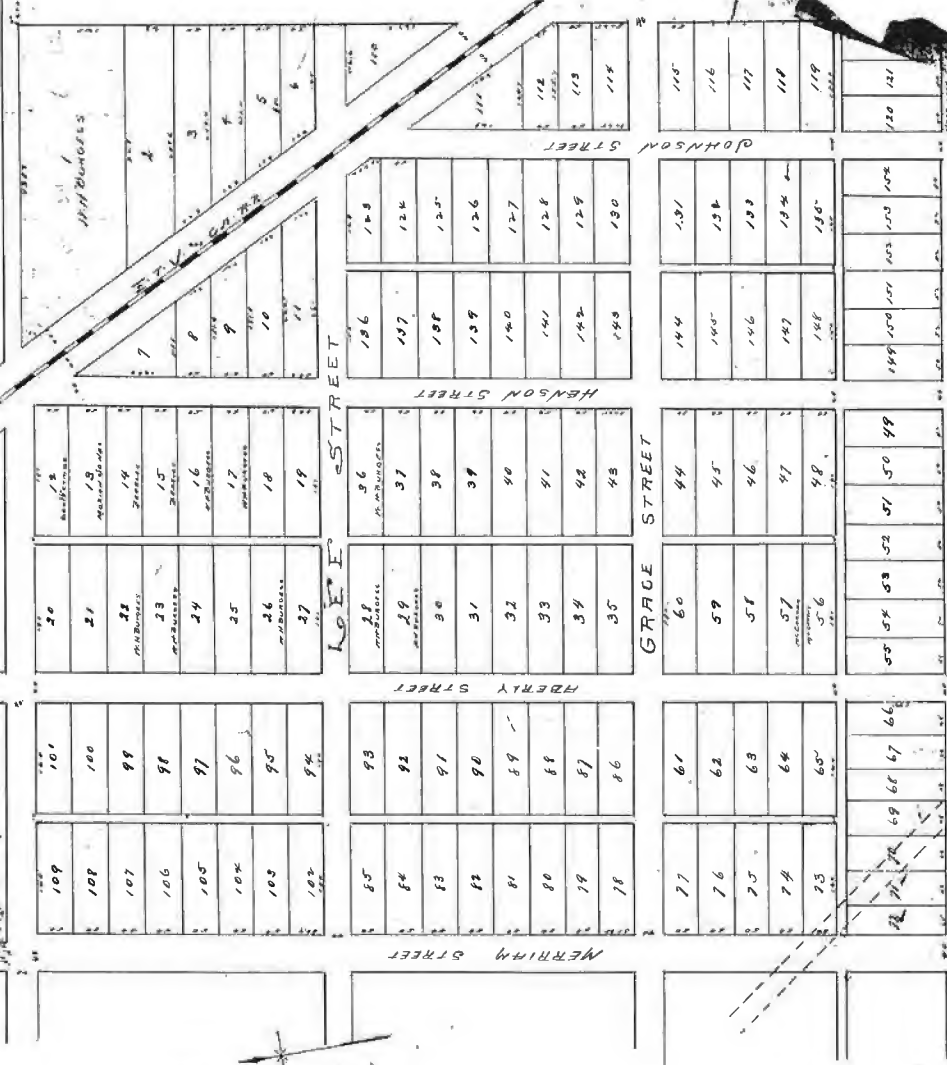
FINANCE

Step 1: Find every

RECOMMENDED BY THE SURVEY OF PLYERS ADDITION TO MATIANCOGA

Wm. C. Cady
London

RECORDED NOVEMBER 16th 1894.
By J. H. Thompson.



QUESTION 14: ATTACHMENT

Provide a list of all properties comprising the plan area by (CLT), along with the most recent tax bill for each parcel. Copies of tax bills can be obtained from the City of Chattanooga, Office of the Treasurer, 101 East 11th ST, Suite 100, Chattanooga, Tennessee 37402, phone (423) 643-7262; and Hamilton County Assessor's Office, 6135 Heritage Park Drive, Chattanooga, Tennessee 37416, phone (423) 209-7300.

Tax Parcel #	Assessed Value
136E-A-005	\$0
136E-A-005.02	\$0
136K-A-008	\$0
136K-A-009	\$0
136K-A-010	\$0
136K-A-011	\$0
136K-A-013	\$0
136K-A-014	\$0
136K-A-015	\$0
136K-A-012	\$0
136K-A-016	\$0
136K-A-017	\$0
136K-A-018	\$0
136K-A-019	\$0
136K-C-001	\$0
136K-C-004	\$0
136K-C-005	\$0
136K-C-006	\$0
136K-C-007	\$0
136K-C-008	\$0
136K-C-009	\$0
136K-A-006	\$0
136K-A-007	\$0

Chattanooga Tax Bill

State Grid 136E A 005

Flags

Property Address HARDY ST

Bill # 39468

Bill Type Tax exempt

Bill Year 2019

Status Active

Owner Name CHATTANOOGA CITY OF

Mailing Address 100 EAST 11TH STREET SUITE 200
CHATTANOOGA TN 37402

Assessment \$0.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2019	Tax Billing	City Water Quality Fee	\$971.32

MAKE CHECKS PAYABLE AND MAIL

TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$971.32

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid	136E A 005	Flags	City Water Quality Fee Past Due
Property Address	HARDY ST		
Bill #	39217		
Bill Type	Tax exempt	Bill Year	2018
Status	Active		
Owner Name	CHATTANOOGA CITY OF		
Mailing Address	100 EAST 11TH STREET SUITE 200 CHATTANOOGA TN 37402	Assessment	\$0.00

Billing Information

Year	Transaction Type	Fee Type	Amount
2018	Tax Billing	City Water Quality Fee	\$885.43

Outstanding Balances

Fee	Amount
Water Quality Fee & Interest	\$944.47

MAKE CHECKS PAYABLE AND MAIL

TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due	\$944.47
------------------	-----------------

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

13A

Chattanooga Tax Bill

State Grid 136K A 008

Flags

Property Address SOUTHERN ST

Bill # 39953

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 009

Flags

Property Address SOUTHERN ST

Bill # 39954

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 009

Flags

Property Address SOUTHERN ST

Bill # 39954

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

DUPLICATE

Chattanooga Tax Bill

State Grid 136K A 010

Flags

Property Address SOUTHERN ST

Bill # 39955

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 010

Flags

Property Address SOUTHERN ST

Bill # 39955

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

DUPLICATE

Chattanooga Tax Bill

State Grid 136K A 011

Flags

Property Address 1618 SOUTHERN ST

Bill # 39956

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 012

Flags

Property Address 1700 SOUTHERN ST

Bill # 39957

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 013

Flags

Property Address 1702 SOUTHERN ST

Bill # 39958

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

**City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402**

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 014

Flags

Property Address SOUTHERN ST

Bill # 39959

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 015

Flags

Property Address 1706 SOUTHERN ST

Bill # 39960

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 016

Flags

Property Address 1708 SOUTHERN ST

Bill # 39961

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 017

Flags

Property Address 1710 SOUTHERN ST

Bill # 39962

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 018

Flags

Property Address 1712 SOUTHERN ST

Bill # 39963

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at
<https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 019

Flags

Property Address SOUTHERN ST

Bill # 39964

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

**City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402**

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 001

Flags

Property Address 1800 SOUTHERN ST

Bill # 40003

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 004

Flags

Property Address 1806 SOUTHERN ST

Bill # 40004

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 005

Flags

Property Address 1808 SOUTHERN ST

Bill # 40005

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 006

Flags

Property Address 1810 SOUTHERN ST

Bill # 40006

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 007

Flags

Property Address N ORCHARD KNOB AVE

Bill # 40007

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

**City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402**

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 008

Flags

Property Address 1809 N ORCHARD KNOB AVE

Bill # 40008

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K C 009

Flags

Property Address 1807 N ORCHARD KNOB AVE

Bill # 40009

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

MAKE CHECKS PAYABLE AND MAIL TO:

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Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 006

Flags

Property Address SHOLAR AVE

Bill # 39951

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
TO:**

**City Treasurer
101 E 11th St Room 100
Chattanooga TN 37402**

Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.

Chattanooga Tax Bill

State Grid 136K A 007

Flags

Property Address 1812 SHOLAR AVE

Bill # 39952

Bill Type Tax exempt

Bill Year 2018

Status Complete

Owner Name CHATT CITY OF

Mailing Address CITY HALL
CHATTANOOGA TN 37402

Assessment \$0.00

**MAKE CHECKS PAYABLE AND MAIL
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101 E 11th St Room 100
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Total Due \$0.00

Total due changes on the first calendar day of the month if past due. US Postmark honored when received by mail. Pay online at <https://paydirect.link2gov.com/ChattPropertyTax>.



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State Grid	136K A 008
District	Chattanooga (1)
Property Address	SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

• **Red totals indicate Interest/Penalty Due included**

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State Grid	136K A 009
District	Chattanooga (1)
Property Address	SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 010
District	Chattanooga (1)
Property Address	SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 011
District	Chattanooga (1)
Property Address	1618 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 012
District	Chattanooga (1)
Property Address	1700 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 013
District	Chattanooga (1)
Property Address	1702 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 014
District	Chattanooga (1)
Property Address	SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 015
District	Chattanooga (1)
Property Address	1706 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 016
District	Chattanooga (1)
Property Address	1708 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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Property Details

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State Grid	136K A 017
District	Chattanooga (1)
Property Address	1710 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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Property Details

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State Grid	136K A 018
District	Chattanooga (1)
Property Address	1712 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

Other Links

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	Year	Bill #	Bill Type	Property Type	Owner Name	Total Due	Status
View	2000	9763	Real Property	Residential	CHATT HOUSING AUTHORITY	\$0.00	Complete
View	1999	9627	Real Property	Residential	CHATT HOUSING AUTHORITY	\$0.00	Complete

• **Red totals indicate Interest/Penalty Due included**

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State Grid	136K A 019
District	Chattanooga (1)
Property Address	SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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Property Details

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State Grid	136K C 001
District	Chattanooga (1)
Property Address	1800 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 004
District	Chattanooga (1)
Property Address	1806 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 005
District	Chattanooga (1)
Property Address	1808 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 006
District	Chattanooga (1)
Property Address	1810 SOUTHERN ST
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 007
District	Chattanooga (1)
Property Address	N ORCHARD KNOB AVE
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 008
District	Chattanooga (1)
Property Address	1809 N ORCHARD KNOB AVE
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K C 009
District	Chattanooga (1)
Property Address	1807 N ORCHARD KNOB AVE
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 006
District	Chattanooga (1)
Property Address	SHOLAR AVE
Owner Names	CHATT CITY OF
Mailing Address	CITY HALL CHATTANOOGA TN, 37402

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State Grid	136K A 007
District	Chattanooga (1)
Property Address	1812 SHOLAR AVE
Owner Names	CHATT CITY OF
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Hamilton County Trustee

Property Tax Inquiry

Bill Hullander - Hamilton County Trustee

210 Courthouse @ 625 Georgia Ave.

Chattanooga, TN 37402

Phone: (423) 209-7270 Fax: (423) 209-7271

Office Hours: Mon - Fri 8:00am-4:00pm except these holidays

Hamilton County Tennessee

A great place to work and live.

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- [Satellite Location Directions](#)
- [General Property Tax FAQs](#)
- [Current Property Tax Rates](#)
- [Email the Trustee](#)
- [2016 Tax Roll File](#)
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Property Details

[GIS](#) [Printing Tips](#)

State Grid	136E A 005
District	Chattanooga (1)
Property Address	1801 SOUTHERN ST
Owner Names	CHATTANOOGA CITY OF
Mailing Address	100 EAST 11TH STREET SUITE 200 CHATTANOOGA TN, 37402

• **Red totals indicate Interest/Penalty Due included**

Other Links

County Officials & Departments
Hamilton County Assessor
Hamilton County Register Of Deeds

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Property Details[GIS](#) [Printing Tips](#)

State Grid	136E A 005.02
District	Chattanooga (1)
Property Address	1935 SOUTHERN ST
Owner Names	CHATTANOOGA CITY OF
Mailing Address	100 EAST 11TH STREET SUITE 200 CHATTANOOGA TN, 37402

• **Red totals indicate Interest/Penalty Due included**

Other Links

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58-A

QUESTION 15: ATTACHMENT



QUESTION 16: ATTACHMENT

16. Land Area of Project Area (in square feet or acres): Approximately 20 acres

Zoning Classification of Project Area (by parcel): See below chart

Land Area of Plan Area (in square feet or acres): Approximately 49 acres

Zoning Classification of Plan Area (by parcel): See below chart

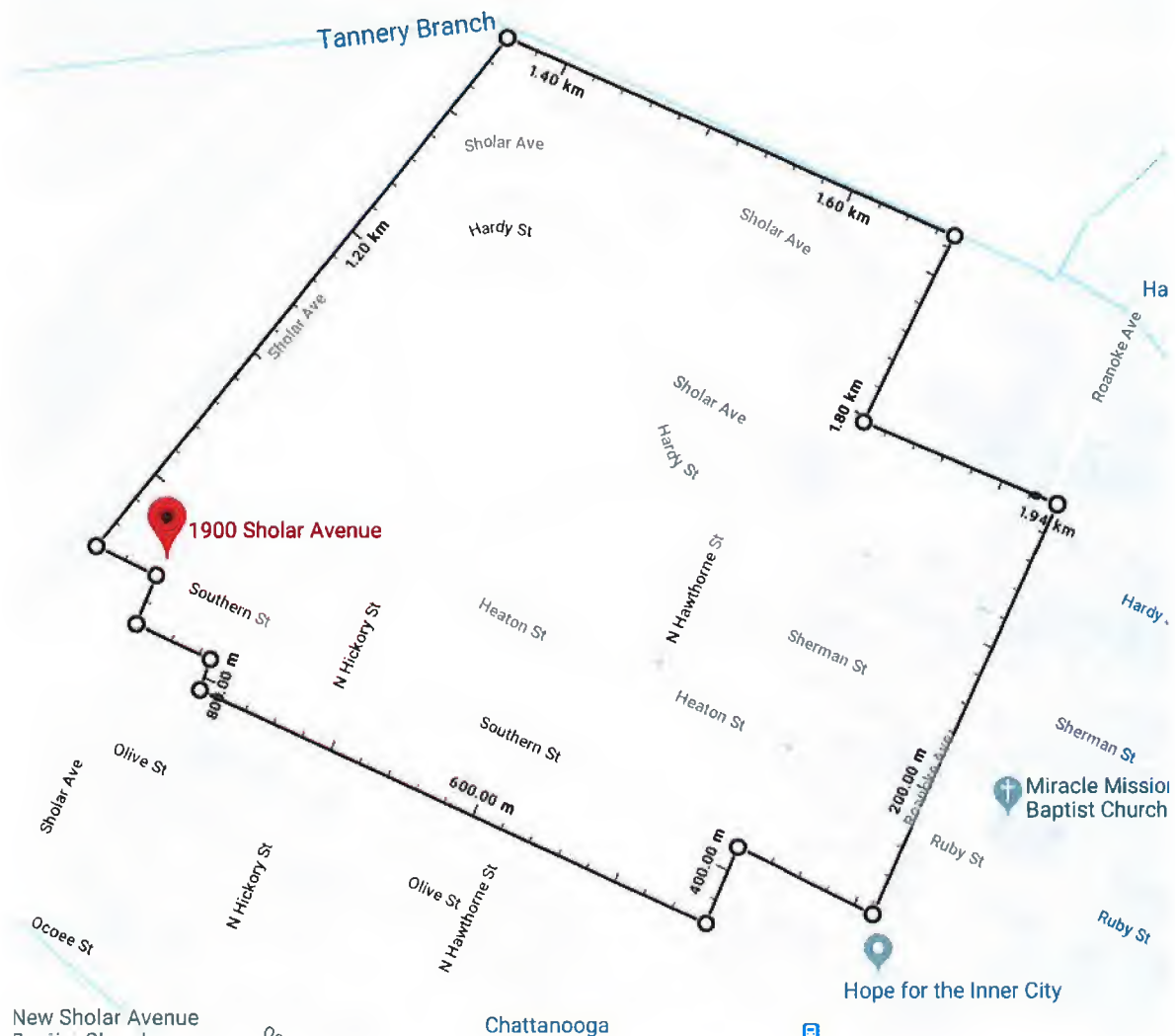
Tax Parcel #	Zoning	Location
136E-A-005	M-1	Plan Area
136E-A-005.02	M-1	Plan Area & Project Area
136K-A-008	R-1	Plan Area & Project Area
136K-A-009	R-1	Plan Area & Project Area
136K-A-010	R-1	Plan Area & Project Area
136K-A-011	R-1	Plan Area & Project Area
136K-A-013	R-1	Plan Area & Project Area
136K-A-014	R-1	Plan Area & Project Area
136K-A-015	R-1	Plan Area & Project Area
136K-A-012	R-1	Plan Area & Project Area
136K-A-016	R-1	Plan Area & Project Area
136K-A-017	R-1	Plan Area & Project Area
136K-A-018	R-1	Plan Area & Project Area
136K-A-019	R-1	Plan Area & Project Area
136K-C-001	C-2	Plan Area & Project Area
136K-C-004	C-2	Plan Area & Project Area
136K-C-005	C-2	Plan Area & Project Area
136K-C-006	C-2	Plan Area & Project Area
136K-C-007	C-2	Plan Area & Project Area
136K-C-008	C-2	Plan Area & Project Area
136K-C-009	C-2	Plan Area & Project Area
136K-A-006	R-1	Plan Area & Project Area
136K-A-007	R-1	Plan Area & Project Area

QUESTION 16: ATTACHMENT

“Plan Area” means the real property included in the Project Area and any additional parcels meeting the criteria provided in Section 4.3, from which the TIF Revenues will be generated in order to finance the Public Infrastructure constituting a part of the Project.

“Project” means a project under Section 7-53-101(11) of the Act.

“Project Area” means the real property designated in the Application constituting the Project, including property for the Public Infrastructure.



GISMO 5



0 600.00 1200.00 Feet

NAD_1983_StatePlane_Tennessee_FPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



Legend

Parcels
Zoning_Collegedale

- AG
- C-1
- C-2
- C-3
- I-1
- LU-BC
- LU-TC
- POD
- PRD
- R-1-H
- R-1-L
- R-2
- R-3
- U-1

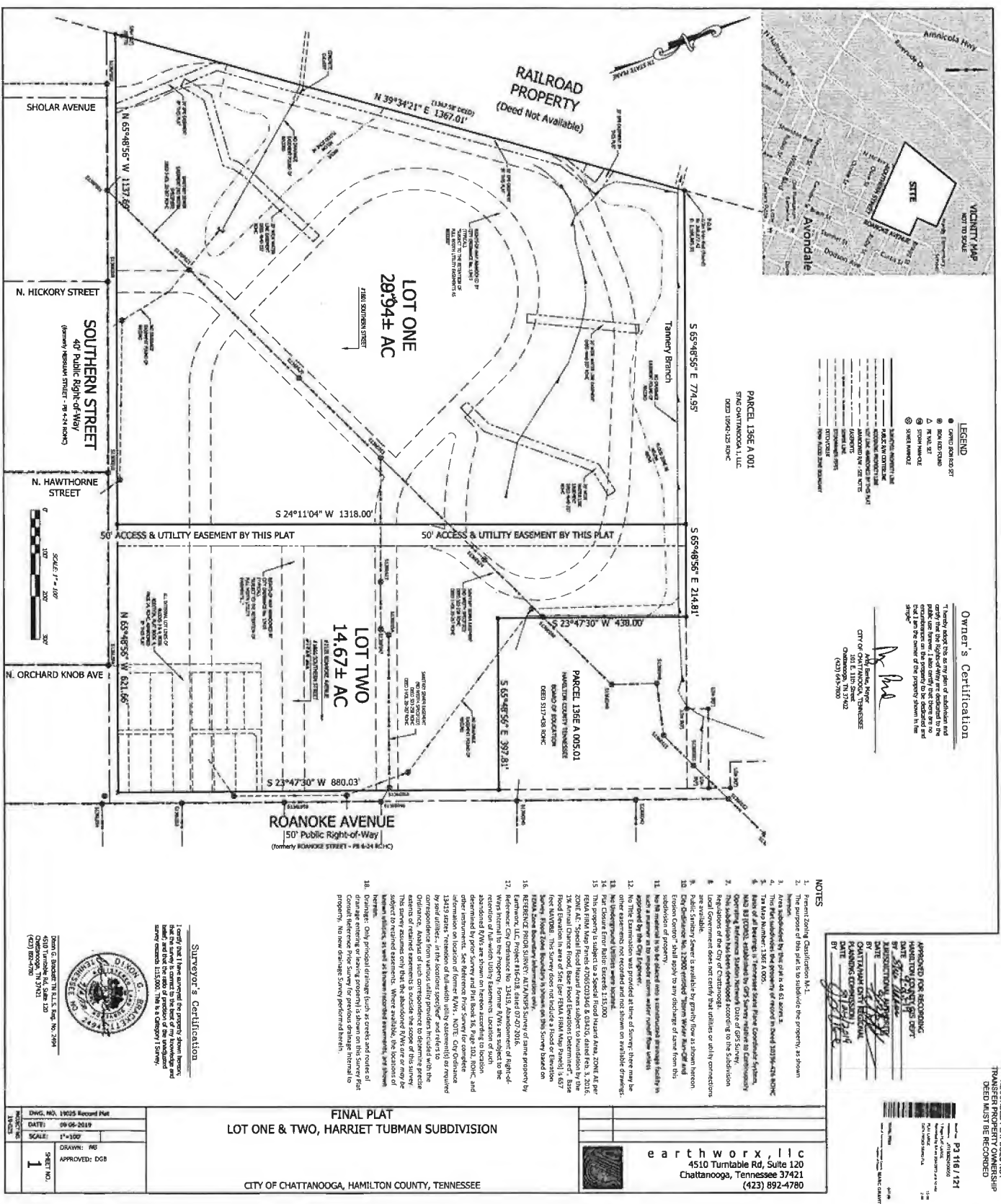
Zoning_RevCond_RedBank
Zoning_RedBank

- C-1
- C-2
- L-1
- M-1
- R-1
- R-2
- R-3
- R-4
- R-1Z
- RT-1
- RZ-1

Zoning_Soddy Daisy

- A-1
- C-2
- C-3
- M-1
- M-2
- O-1
- R-1
- R-2
- R-2A
- R-3
- R-3MD
- R-5
- R-1Z
- TCM

Zoning_Signal Mtn



Owner's Certification

I hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the County Clerk of Hamilton County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Hamilton County, Tennessee.

Signature of Owner
Date

- LEGEND
- Symbol for Lot One
- Symbol for Lot Two
- Symbol for Railroad Property
- Symbol for Tanney Branch
- Symbol for Sholar Avenue
- Symbol for N. Hickory Street
- Symbol for N. Hawthorne Street
- Symbol for N. Orchard Knob Ave
- Symbol for Roanoke Avenue

NOTES

1. The purpose of this plat is to subdivide the property as shown.
2. The area subdivided by this plat is 44.61 acres ±.
3. The plat subdivides the property of record in Deed 12019-028-020-020.
4. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.
5. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.
6. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.
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18. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.
19. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.
20. The plat is subject to the provisions of the Tennessee Subdivision Map Act, Chapter 129, Tennessee Code Annotated, and the rules and regulations of the Tennessee Department of Transportation.

Surveyor's Certification

I certify that I have surveyed the property shown herein, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Hamilton County, Tennessee, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Hamilton County, Tennessee.



Debra G. Boudreau, S.L.S., Map No. 2004
4510 Turntable Rd, Suite 120
Chattanooga, TN 37421
(423) 892-4780

FINAL PLAT
LOT ONE & TWO, HARRIET TUBMAN SUBDIVISION

CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

earthworx, llc
4510 Turntable Rd, Suite 120
Chattanooga, Tennessee 37421
(423) 892-4780

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED

